

Date: February 3, 2015

To: Thomas J. Bonfield, City Manager
Through: W. Bowman Ferguson, Deputy City Manager
From: Joel V. Reitzer, Director, General Services
Rhonda Parker, Director, Parks and Recreation
Subject: Lease of a portion of Duke Park (Parcel #109272) to The Durham Bicycle Cooperative

Executive Summary

The Durham Bicycle Cooperative proposes to enter into a ten (10) year lease for a portion of Duke Park, located at the northwest corner of the park and including an existing office building, garage, and pole barn. Duke Park is located at 106 W. Knox Street, Durham, NC 27701 (Parcel #109272). The Durham Bicycle Cooperative is an all-volunteer 501(c)(3) non-profit community bicycle program. The program includes hands-on repair, skill sharing (helping community members repair bicycles), earn-a-bike program (helping community members receive bicycles), and mobile clinics. The proposed rental rate is one dollar (\$1.00) per year beginning March 1, 2015 and ending March 31, 2025. A ten (10) year term was agreed to by all parties so that The Durham Bicycle Cooperative can recoup their initial investment in property improvements.

During the lease term, The Durham Bicycle Cooperative will be responsible for all repairs, replacements, utilities and maintenance needed to keep the buildings and its systems in good condition.

Recommendation

The General Services and Parks and Recreation Departments recommend that City Council authorize the City Manager to execute a lease for a ten (10) year term with The Durham Bicycle Cooperative on a portion of Duke Park located at 106 W. Knox Street, Durham, NC 27701 (Parcel #109272).

Background

The Parks and Recreation Department endeavors to assist in generating programs to educate and benefit the community as well as encourage the use of bicycling as a mode of transportation and recreation in Durham. Donations of unused and unwanted bicycles, tools and parts will be used, all labor will be done through unpaid volunteers and these bicycles will be offered for free or a nominal cost (currently \$20.00).

Issues and Analysis

The Tenant may use the property for specific use as a Bicycle Cooperative. The property may not be used for any other purpose. Duke Park is currently encumbered by a Land and Water Conservation Fund (LWCF) lien. This lease complies with LWCF guidelines that require the lessee to provide a recreational use to the public. The Duke Park Neighborhood Association is in support of the bicycle program.

Alternatives

City Council could decide not to approve the proposed lease with the Durham Bicycle Cooperative.

Financial Impact

Revenue to the City of one dollar (\$1.00) per year will be paid by The Durham Bicycle Cooperative.

SDBE Summary

This item does not require review by the Equal Opportunity/Equity Assurance Department.

Attachments

Lease, Duke Park Location Map, and Lease Site Location Map